

Manchester Business Park, Aviator Way

External Lighting Statement

Date: 02/12/2025

Ref:13502-HAN-RP-E-00001

1.0 Introduction

This statement has been produced on behalf of Ask Real Estate Ltd in support of the planning submission for the Manchester Business Park development comprising of 9 no. Commercial B2 (General Industry) and B8 (Storage and distribution) units to form light industrial and ancillary office space, with associated landscaping works, access and car parking.

The Site is bounded to the north by residential housing along Thornsgreen Road, to the east by existing Manchester Business Park office units, to the south by Aviator Way and the A555 Ringway Road West, and to the west by Woodhouse Lane and existing Manchester Business Park units beyond this.

1.1 Design Brief

The proposed Manchester Business Park development comprises four buildings: Building 1 with Units 1A and 1B, building 2 with Units 2A–C, building 3 with Units 3A–C, and Building 4 as a standalone unit 4.

Artificial lighting will be provided externally to provide sufficient external lighting required to the business park.

The warehouse area within all units is to be shell only with internal lighting to be provided. Lighting within the warehouse be provided by the future tenant. Lighting will be installed within the office and core areas of all the units.

Light pollution will be avoided through the careful selection, positioning, and aiming of luminaires to comply with local and national Dark Skies policies and the guidance described in Bats and Artificial Lighting at Night Guidance to protect the suitable bat roosting, foraging and commuting habitat.

Due to the close proximity of Manchester Airport, any light must not endanger any aircraft, by reason of its glare or being mistaken for an aeronautical ground light as described in Air Navigation Order 2016 – Part 8.

Lighting will be carefully positioned to enhance final exits from the building, pedestrian walkways, steps, and hazards.

Consideration will also be given to emergency lighting although EN1838 and BS5489:2016 suggest this is required only within 2m of final exit doors and to a designated final place of safety, often known as a 'muster point'.

1.2 Design Standards

Designs will be to current BS/EN standards with CIBSE/SLL best practice guidance also taken into consideration.

- ILE Guidance Notes for the Reduction of Obtrusive Light.
- The SLL Code for Lighting.
- British Standards.
- BREEAM Requirements.
- Air Navigation Order 2016
- Bats and Artificial Lighting at Night (Institute of Lighting Professionals)

1.3 Lighting Levels

The below table gives the minimum external lighting Lux levels that will be achieved.

Area	Min Average Maintained Illuminance
Pedestrian Walkways	5 Lux
Staff Car Parks, Roadways & Service Yards	20 Lux
Loading Bays	50 Lux
Turning Circle	50 Lux

*Note the above applies to external lighting lux level requirements

1.4 Luminaire Types

A combination of column-mounted and building-mounted luminaires will be provided to illuminate the roads and footpaths.

Wall mounted luminaires will be provided to illuminate the building entry and exit points.

Luminaires will include the necessary optics, shields, and baffles required to control light distribution.

LED energy-efficient lamp sources will be used.

Average initial luminous efficacy of not less than 95 luminaire lumens per circuit Watt.

1.5 Lighting Control

The external lighting installation will be controlled by a photocell and time clock arrangement.

Photocell control will ensure external lighting is switched off during daylight hours.

Time clock control will enable selected circuits to be switched off during the night.

Presence detection shall be provided in areas of intermittent pedestrian traffic.

A manual override switch will be provided to allow the lighting to be turned on/off.

The images below are an example models from Holophane that could be used for the development



External Lighting

Key

- *5 lux, 0.25 Uniformity
- *10 lux, 0.25 Uniformity
- *20 lux, 0.25 Uniformity
- *50 lux, 0.40 Uniformity
- TBC

*Minimum Average Maintained Lighting Level



P04	02	Final issue for planning.	TM	JW
	12	25		
P03	27	For planning.	TM	JW
	11	25		
P02	29	For Planning	TM	JW
	10	25		
P01	26	For Discussion	TM	JW
	09	25		
Issue	Date	Description	Drawn	Checked



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